

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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LT Ranch Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**LT Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2023**

	Governmental Funds							Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds				
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 240,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,599
Debt Service Fund									
Interest Account		-	-	-					-
Sinking Account		-	-	-					-
Reserve Account		476,850	85,090	459,173					1,021,113
Revenue Account		1,060,554	-	-					1,060,554
Capitalized Interest		-	121,313	650,236					771,549
Prepayment Account									-
Construction Account					375	-	-		375
Cost of Issuance Account					-	9	21,697		21,706
Due from Other Funds									
General Fund	-	8,613	-	-	-	-	-	-	8,613
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
	-	-	-	-	-	-	-	-	-
Other Assets - Current									
	119	-	-	-	-	-	-	-	119
Assessments Receivable									
	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable									
	-	-	-	-	-	19,747	61,353	-	81,100
Amount Available in Debt Service Funds									
	-	-	-	-	-	-	-	2,861,829	2,861,829
Amount to be Provided by Debt Service Funds									
	-	-	-	-	-	-	-	13,233,171	13,233,171
Total Assets	\$ 240,718	\$ 1,546,018	\$ 206,403	\$ 1,109,408	\$ 375	\$ 19,756	\$ 83,050	\$ 16,095,000	\$ 19,300,728

**LT Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2023**

	Governmental Funds							Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds				
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	193,263				307,756				501,019
Due to Other Funds	-								
General Fund	-								
Debt Service Fund(s)	8,613								8,613
Bonds Payable									
Current Portion								\$335,000	335,000
Long Term									
Series 2019								\$15,760,000	15,760,000
Series 2022-1								\$0	
Series 2022-2									
Unamortized Prem/Disc on Bds Pybl					\$54,012				54,012
Total Liabilities	\$ 201,876	\$ -	\$ -	\$ -	\$ 361,768	\$ -	\$ -	\$ 16,095,000	\$ 16,658,644
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-
Fund Balance									
Restricted									
Beginning: October 1, 2022 (Audited)	-	848,583	-	-	(361,394)	-	-	-	487,189
Results from Current Operations	-	697,435	206,403	1,109,408	2	19,756	83,050	-	2,116,054
Unassigned									
Beginning: October 1, 2022 (Audited)	(175,618)	-	-	-	-	-	-	-	(175,618)
Results from Current Operations	214,460	-	-	-	-	-	-	-	214,460
Total Fund Equity and Other Credits	\$ 38,842	\$ 1,546,018	\$ 206,403	\$ 1,109,408	\$ (361,392)	\$ 19,756	\$ 83,050	\$ -	\$ 2,642,085
Total Liabilities, Fund Equity and Other Credits	\$ 240,718	\$ 1,546,018	\$ 206,403	\$ 1,109,408	\$ 375	\$ 19,756	\$ 83,050	\$ 16,095,000	\$ 19,300,728

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0	\$ -	N/A
Interest										
Interest - General Checking	-	-	-	-	-	-	-	\$0	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	20	47,362	167,225	9,186	475,785	4,866	6,093	\$710,536	674,995	105%
Special Assessments - Off-Roll	-	-	-	138,810	-	-	-	\$138,810	-	N/A
Note Proceeds										
	-	-	-	-	-	-	-	\$0	-	N/A
Intragovernmental Transfer In										
	-	-	-	-	-	-	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ 20	\$ 47,362	\$ 167,225	\$ 147,996	\$ 475,785	\$ 4,866	\$ 6,093	\$849,346	\$ 674,995	N/A
Expenditures and Other Uses										
Executive										
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	\$23,917	41,000	58%
Financial and Administrative										
Audit Services	-	-	-	500	-	3,700	-	\$4,200	4,300	98%
Accounting Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$9,917	17,000	58%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$9,917	17,000	58%
Arbitrage Rebate Services	-	-	-	-	-	500	-	\$500	500	100%
Other Contractual Services										
Legal Advertising	-	575	-	-	-	459	190	\$1,224	2,000	61%
Trustee Services	-	-	-	5,214	-	-	-	\$5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	-	\$0	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	\$0	-	N/A
Bank Service Fees	33	33	20	4	12	11	-	\$112	250	45%
Communications & Freight Services										
Postage, Freight & Messenger	-	-	-	-	10	-	-	\$10	200	5%
Computer Services - Website Development										
	-	-	-	-	-	-	-	\$0	2,000	0%
Insurance										
	-	5,842	-	-	-	2,579	-	\$8,421	6,000	140%

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Printing & Binding	-	-	-	-	-	-	-	\$0	600	0%
Subscription & Memberships	-	175	-	-	-	-	-	\$175	175	100%
Legal Services										
Legal - General Counsel	-	-	-	17,013	-	-	-	\$17,013	7,500	227%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	\$0	-	N/A
Legal - Series 2022-1 Bonds	-	-	-	-	-	125	-	\$125	-	N/A
Legal - Series 2022-2 Bonds	-	-	-	-	-	709	-	\$709	-	N/A
Other General Government Services										
Engineering/ Field Services	-	-	-	19,391	-	-	1,162	\$20,552	7,500	274%
Stormwater Needs Analysis	-	-	-	3,000	-	-	-	\$3,000	-	N/A
NPDES	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	-	-	-	\$0	-	N/A
Emergency & Disaster Relief Services										
Hurricane Ian	-	7,140	5,950	125,720	-	32,535	-	\$171,345	-	N/A
Stormwater Management Services										
Lake, Lake Bank and Littoral Shelf Maintenance										
Professional Services										
Asset Management	-	-	3,167	1,583	-	3,167	-	\$7,917	19,000	42%
Repairs and Maintenance										
Aquatic Weed Control	-	-	15,985	-	-	17,905	-	\$33,890	15,500	219%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	\$0	3,200	0%
Lake Bank Maintenance	-	-	-	-	-	2,600	-	\$2,600	-	N/A
Detention Area Maintenance	-	-	-	-	-	2,050	-	\$2,050	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	\$0	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	-	\$0	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	2,000	-	37,700	-	\$39,700	22,500	176%
Preserve Services										N/A
Wetland Maintenance	-	-	-	9,450	-	-	-	\$9,450	37,800	25%
Enhancement Area Maintenance	-	-	-	800	-	-	-	\$800	33,400	2%

Unaudited

Prepared by:
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**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Creation Area Maintenance	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	\$0	11,240	0%
Operating Supplies	-	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	-	\$0	-	N/A
Lorraine Road Maintenance										
Professional Services										
Asset Management	-	-	1,667	833	-	1,667	-	\$4,167	10,000	42%
Utility Services										
Electric - Street Lights	260	340	624	723	645	2,518	679	\$5,791	11,200	52%
Irrigation Water	-	-	-	-	-	1,386	6,432	\$7,818	10,200	77%
Repairs and Maintenance										
Landscape Maintenance										
Periodic Maintenance	-	-	27,415	29,665	9,600	54,829	35,624	\$157,132	176,800	89%
Frost Damage	-	-	-	-	-	-	-	\$0	-	N/A
Vehicular Damage	-	1,600	-	-	-	364	-	\$1,964	36,000	5%
Tree Trimming	-	-	3,877	-	-	-	-	\$3,877	11,000	35%
Landscape Replacements	-	-	-	-	-	26,146	-	\$26,146	21,000	125%
Mulch Installation	-	-	24,496	-	-	11,243	-	\$35,739	34,000	105%
Annuals	-	-	-	-	2,471	-	-	\$2,471	6,000	41%
Roadway Lighting	-	-	-	-	-	-	-	\$0	6,000	0%
Landscape Lighting	-	-	-	-	-	-	-	\$0	-	N/A
Fountain Services	-	-	-	1,920	-	-	-	\$1,920	6,800	28%
Irrigation System	-	-	-	-	-	455	-	\$455	4,000	11%
Contingencies	-	2,500	2,500	2,500	-	-	-	\$7,500	15,080	50%
Operating Supplies	-	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	500	\$500	-	N/A
Community Park										
Professional Services										
Asset Management	-	-	1,000	500	-	1,000	-	\$2,500	6,000	42%

Unaudited

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LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Utility Services										
Electric	-	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	-	\$0	-	N/A
Repairs and Maintenance										
Landscape Maintenance	-	-	-	-	-	-	-	\$0	19,800	0%
Floritam Grass Areas	-	-	-	-	-	-	3,902	\$3,902	-	N/A
Tree Trimming	-	-	-	-	-	-	-	\$0	-	N/A
Landscape Replacements	-	-	-	-	-	-	-	\$0	-	N/A
Mulch Installation	-	-	-	-	-	-	-	\$0	1,600	0%
Irrigation System	-	-	-	-	-	-	-	\$0	2,200	0%
Snack Shack										
Utility Services										
Electric	-	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	-	\$0	-	N/A
Building Maintenance	-	-	-	-	-	-	-	\$0	-	N/A
Miscellaneous Repairs	-	-	-	-	-	-	-	\$0	-	N/A
Playground										
Miscellaneous Repairs	-	-	-	-	-	250	-	\$250	2,500	10%
Dog Park										
Miscellaneous Repairs	-	-	-	-	-	-	-	\$0	1,000	0%
Outdoor Sport Courts										
Miscellaneous Repairs	-	-	-	-	-	-	-	\$0	2,000	0%
Contingencies	-	-	-	-	-	-	-	\$0	1,455	0%
Reserves										
Operational Reserve (Future Years)	-	-	-	-	-	-	-	\$0	30,000	N/A
Other Financing Uses										
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	\$0	-	N/A
Other Fees and Charges										
Discounts/Collection Fees	-	-	-	-	-	-	-	\$0	-	N/A
Sub-Total:	6,543	24,455	92,949	227,066	18,987	210,148	54,739	\$634,887	674,995	94%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Total Expenditures and Other Uses:	\$ 6,543	\$ 24,455	\$ 92,949	\$ 227,066	\$ 18,987	\$ 210,148	\$ 54,739	\$634,887	\$ 674,995	94%
Net Increase/ (Decrease) in Fund Balance	(6,523)	22,906	74,275	(79,069)	456,797	(205,281)	(48,646)	\$214,460	-	
Fund Balance - Beginning	(175,618)	(182,141)	(159,234)	(84,959)	(164,028)	292,769	87,488	(175,618)	-	
Fund Balance - Ending	\$ (182,141)	\$ (159,234)	\$ (84,959)	\$ (164,028)	\$ 292,769	\$ 87,488	\$ 38,842	\$38,842	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	63	860	1,207	2,138	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	48	657	926	1,635	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	28	66,956	236,407	12,987	672,621	6,880	8,613	1,004,492	954,397	105%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 32	\$ 66,959	\$ 236,409	\$ 12,989	\$ 672,732	\$ 8,396	\$ 10,747	\$ 1,008,265	\$ 954,397	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2019	-	-	-	-	-	-	-	-	335,000	0%
Principal Debt Service - Early Redemptions										
Series 2019	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2019	-	310,830	-	-	-	-	-	310,830	621,660	50%
Operating Transfers Out (To Other Funds)										
Total Expenditures and Other Uses:	\$ -	\$ 310,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310,830	\$ 956,660	N/A
Net Increase/ (Decrease) in Fund Balance	32	(243,871)	236,409	12,989	672,732	8,396	10,747	697,435	(2,263)	
Fund Balance - Beginning	848,583	848,614	604,744	841,153	854,142	1,526,875	1,535,271	848,583	-	
Fund Balance - Ending	\$ 848,614	\$ 604,744	\$ 841,153	\$ 854,142	\$ 1,526,875	\$ 1,535,271	\$ 1,546,018	\$ 1,546,018	\$ (2,263)	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	-	0	11	153	215	380	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	0	16	217	306	539	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Debt Proceeds	205,484	-	-	-	-	205,484	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 205,484	\$ 0	\$ 27	\$ 370	\$ 521	\$ 206,403	\$ -	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2022-1	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions								
Series 2022-1	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2022-1	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	205,484	0	27	370	521	206,403	-	
Fund Balance - Beginning	-	205,484	205,484	205,512	205,882	-	-	
Fund Balance - Ending	\$ 205,484	\$ 205,484	\$ 205,512	\$ 205,882	\$ 206,403	\$ 206,403	\$ -	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	61	828	1,162	2,052	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	2	86	1,164	1,639	2,890	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Debt Proceeds	1,104,466	-	-	-	-	1,104,466	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,104,466	\$ 3	\$ 147	\$ 1,991	\$ 2,801	\$ 1,109,408	\$ -	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2022-2	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions								
Series 2022-2	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2022-2	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	1,104,466	3	147	1,991	2,801	1,109,408	-	
Fund Balance - Beginning	-	1,104,466	1,104,469	1,104,616	1,106,607	-	-	
Fund Balance - Ending	\$ 1,104,466	\$ 1,104,469	\$ 1,104,616	\$ 1,106,607	\$ 1,109,408	\$ 1,109,408	\$ -	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income										
Construction Account	-	-	-	-	0	1	1	2	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ 2	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay										
Water-Sewer Combination	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance										
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ 2	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -	
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ (361,392)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	0	0	0	\$ -	N/A
Debt Proceeds	2,174,516	-	-	-	-	2,174,516	\$ -	N/A
Developer Contributions	2,458	-	-	-	-	2,458	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 2,176,974	\$ -	\$ -	\$ 0	\$ 0	\$ 2,176,974	\$ -	N/A
Expenditures and Other Uses								
Executive								
Professional Management	7,599	-	-	-	-	7,599	\$ -	N/A
Other Contractual Services								
Trustee Services	5,075	-	-	-	-	5,075	\$ -	N/A
Printing & Binding	266	-	-	-	-	266	\$ -	N/A
Capital Outlay								
Water-Sewer Combination	2,071,032	-	-	-	-	2,071,032	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance								
Legal - Series 2022-1 Bonds	25,647	-	-	-	-	25,647	\$ -	N/A
Underwriter's Discount	47,600	-	-	-	-	47,600	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 2,157,218	\$ -	\$ -	\$ -	\$ -	\$ 2,157,218	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 19,756	\$ -	\$ -	\$ 0	\$ 0	\$ 19,756	\$ -	-
Fund Balance - Beginning	\$ -	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ -	\$ -	-
Fund Balance - Ending	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ -	-

LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	0	3	40	57	100	\$ -	N/A
Debt Proceeds	12,820,828	-	-	-	-	12,175,534	\$ -	N/A
Developer Contributions	1,178,107	-	-	-	-	1,178,107	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 13,998,935	\$ 0	\$ 3	\$ 40	\$ 57	\$ 13,353,741	\$ -	N/A
Expenditures and Other Uses								
Executive								
Professional Management	42,401	-	-	-	-	42,401	\$ -	N/A
Other Contractual Services								
Trustee Services	6,075	-	-	-	-	6,075	\$ -	N/A
Printing & Binding	1,484	-	-	-	-	1,484	\$ -	N/A
Capital Outlay								
Water-Sewer Combination	12,811,194	-	-	-	-	12,811,194	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance								
Legal - Series 2022-2 Bonds	143,103	-	-	-	834	143,938	\$ -	N/A
Underwriter's Discount	265,600	-	-	-	-	265,600	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 13,269,857	\$ -	\$ -	\$ -	\$ 834	\$ 13,270,691	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 729,078	\$ 0	\$ 3	\$ 40	\$ (777)	\$ 83,050	\$ -	
Fund Balance - Beginning	\$ -	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ -	\$ -	
Fund Balance - Ending	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 83,050	\$ -	